



Old Engine Company 12 Disposition

Offeror Conference: September 23, 2005



GOVERNMENT OF THE DISTRICT OF COLUMBIA



Welcome!

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Economic Development

Susan Cheng

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Economic Development

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Coordinator, Commercial Revitalization and Small Business
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Goals for Solicitation of Offers: Old Eng Co 12 – A community landmark

- Innovative development of mixed-use space
- Active street & vibrant public space environment along N. Capitol St
- A development plan that incorporates retail, cultural, housing and other uses that will enable the property to retain its historic role as a community landmark and make the property accessible to the public
- The District is interested in offers that incorporate a sit-down restaurant or café that will enliven the space in front of the firehouse and provide a for a much needed community gathering spot.





Old Engine Co 12 Once a Thriving Firehouse



**Intersection of North Capitol St and Quincy Place, NW
1940s**



Today's Neighborhood Context: The Bloomingdale-North Capitol neighborhood



New York Ave Metro



America's #1 Satellite Radio Service



Shaw EcoVillage: Chain Reaction Bike Shop





Background: Property Characteristics

Address	1626 North Capitol St, NW Washington DC
Legal Description	Lot 1, Square 3101
Site Area/ Building Area	5,000 square feet/ 12,500 square feet (estimated)
Current Zoning	C-2-A, with FAR of 2.5 Matter of right development defined as "community business center district"
Historic Designation	Pending hearing
Environmental	500 gallon gasoline UST removed in 1999.



5 Requirements of a Responsive Offer

1) LSDBE Participation Rate at Least 35%

Local, Small, Disadvantaged Business Enterprises (LSDBE) Memorandum of Understanding (MOU) with the Office of Local Business Development.

2) First Source Hiring Compliance

First source hiring agreement with DC's Dept of Employment Services. Offerror will use reasonable efforts to fill 51% of new jobs with district residents

3) Development Plan

Restoration plans in compliance with historic preservation laws. Residential components must include a minimum 20% affordable housing allocation.

4) Funding Plan

Include a detailed development budget for the proposed development and included proposed uses and sources.

5) \$50,000 Deposit

UPON execution of a contract with the District



District Preferences:

Development Plan

- Historic building re-use
- Retail or culture use to preserve role as community landmark
- Fosters well-being and safety of local residents
- Includes land assemblage and created a unified development of multiple parcels within Square 3101.

Offeror Qualifications/Experience

- Demonstrated experience developing preferred land uses
- Developing historic properties
- Working on real estate projects in the District
- Raising capital for projects like the one proposed in the offer

High Level of LSDBE and First Source Hiring

- Exceeds 35% min requirement for LSDBE participating and the 51% minimum for First Source hiring
- Hires residents or businesses within Bloomingdale, Eckington, Edgewood, Stronghold, and Truxton Circle Neighborhoods

Financial Feasibility and Offer Price

- Demonstration of sufficient funding easily accessible, or projects with the potential to generate income on-site on an ongoing basis
- Higher purchase price, including revenues, fees and other payment



Submission Schedule

- HAND-DELIVER Responsive Offer (an original and 10 copies) by **5:00 PM** on November 18th, 2005 to:

**Konrad Schlater, Project Coordinator
1350 Pennsylvania Ave, NW Suite 317
Washington, DC 20004**

* Offers received past 5 PM will not be accepted

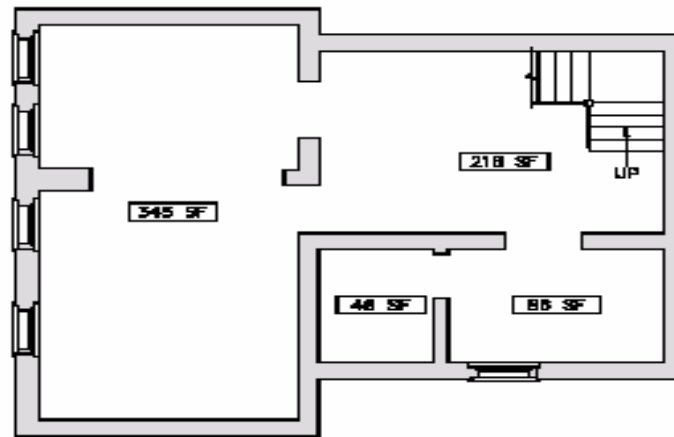
Calendar *

subject to change

September 9, 2005	Release of Solicitation
September 23, 2005	Offeror Conference and Site Tour
November 18 by 5 PM, 2005	Responsive Offers Due to the District
December 2, 2005	Determination by ODMPED of Responsiveness
Within 1 month after offers due	Presentations (if requested)
Within 2 months after offers due	Commence Negotiations



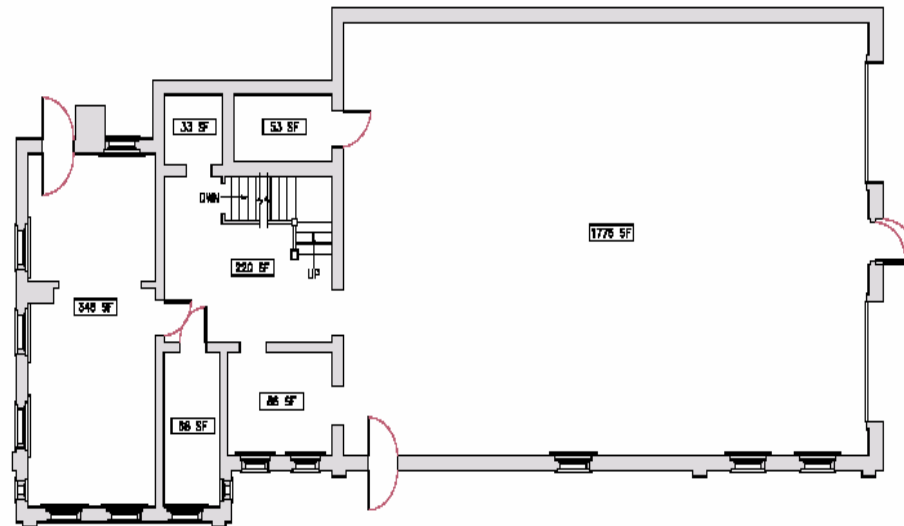
Basement Floor Plan



OLD ENGINE CO. 12 — FIRE STATION
BASEMENT FLOOR PLAN — 695 SF



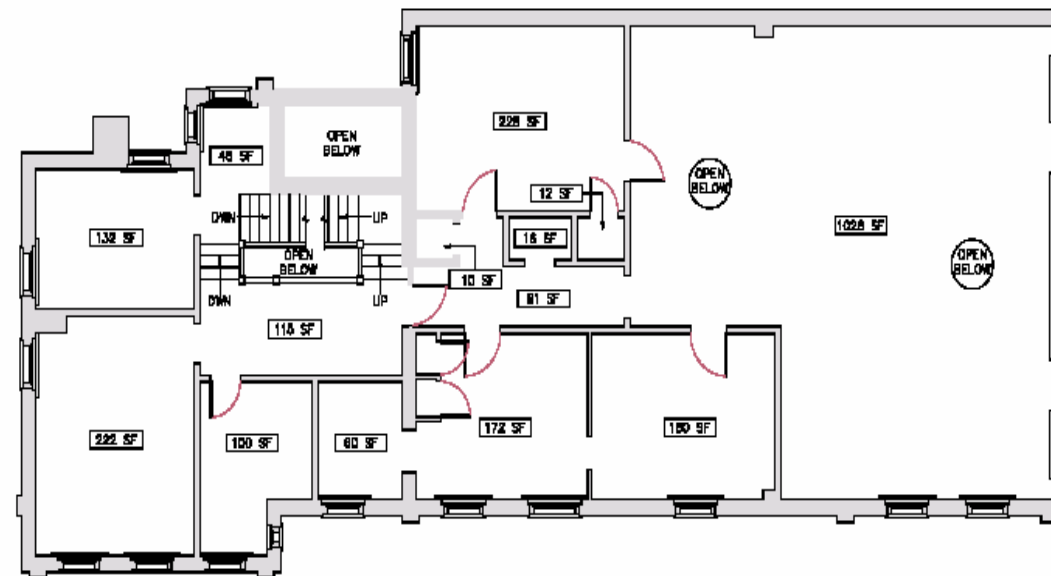
First Floor Plan



OLD ENGINE CO. 12 - FIRE STATION
1ST FLOOR PLAN - 2,564 SF



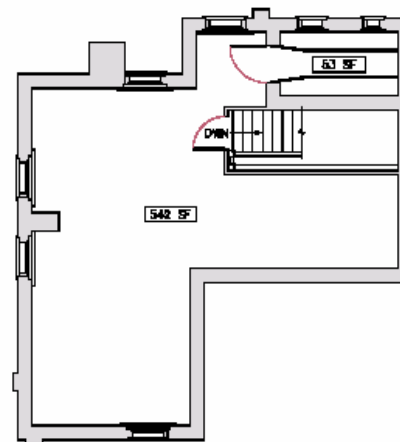
Second Floor Plan



OLD ENGINE CO. 12 - FIRE STATION
2ND FLOOR PLAN - 2,414 SF



Third Floor Plan



OLD ENGINE CO. 12 — FIRE STATION
3RD FLOOR PLAN — 595 SF



If you have any questions about the project,
please contact:

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